

Board of County Commissioners

Development Review

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August 5, 2002 DRC Meeting

Meeting convened at 2:05 PM.

Present: Robbie Rogers-Division Director and Chairperson, Richard Helms-Development Coordinator, Tom Mountain-Coastal Engineering, Marie Keeum-911 Coordinator, Bob Carver-Building Official, Keith Hunter-Environmental Health, Becky Howard-Deputy Clerk, Terry Neal-Attorney and Alysia Akins-Committee Secretary.

Mr. Helms moved to approve the DRC minutes of July 22, 2002 with the requested change by Mr. Mountain. Ms. Keenum seconded the motion and the motion carried.

Old Business-

Bushnell Commerce Park

Medium Development

Engineering Site Plan

It was noted that Mr. Mountain/Coastal Engineering is associated with Bushnell Commerce Park and did refrain from the discussions and votes.

Michael Springstead, Springstead Engineering, and Dave Moffitt, MC of Florida, Inc., were present and proposing to subdivide the subject property into 11 lots with one lot being the master drainage retention pond for the entire subdivision. Comments from Hartman and Associates are expected to be received by Thursday. When comments are received, they are to be forwarded to Mr. Moffitt and/or Mr. Springstead. The Committee discussed the participating engineers working together on this particular project. The Committee discussed tabling this request, along with the following two requests pertaining to the same area.

Sonny's Bar-B-Q

Major Development

Engineering Site Plan Review

It was noted that Mr. Mountain/Coastal Engineering is associated with Sonny's and did refrain from the discussions and votes.

Steve Paramore, property owner, and Dave Moffitt, MC of Florida, Inc., were present and proposing to construct a 5316 square foot building to be used as a Sonny's BBQ.

Microtel Inn and Suites of Bushnell

Major Development

Engineering Site Plan Review

It was noted that Mr. Mountain/Coastal Engineering is associated with Microtel and did refrain from the discussions and votes.

Dave Moffitt, MC of Florida, Inc., was present and proposing to construct a 3-story hotel with 28,878 square feet of building area to contain 71 rooms.

Mrs. Keenum moved to continue the above three requests to the August 12 meeting in order to allow everyone involved sufficient time to review the comments from Hartman and Associates when they are received. Mr. Helms seconded the motion and the motion carried.

The Oaks Campground-Phase III (RVPUD)

Major Development

Engineering Site Plan Review

James R. Baysiner II, Springstead Engineering, Inc., and Bill Purser were present and proposing to construct an expansion of the existing Oaks Campground by adding 131 additional lots. The property in question is subject to periodical flooding in certain areas. Class B sites were discussed. The required SWFWMD permit approvals are being completed. Lots located in the 100-year flood plain were discussed. Raising, mitigating and preserving the natural levels and grades of the land were discussed. Access points were also discussed. The applicants were advised to use caution when utilizing the flood-prone sites. Elevation and structural integrity were discussed. The preferred required retractable hose for the sanitary dump station was also discussed.

Mr. Helms moved to approve the request, subject to the correct retractable hose being utilized for the sanitary dump station and SWFWMD approvals. Mr. Hunter seconded the motion and the motion carried.

New Business-

The Villages-SummerHill Recreation Center

Major Development

Engineering Review

Ron Grant, Grant and Dzuro, was present and proposing to develop a 630 square foot postal facility and recreation center. There were no comments from the Committee.

Mr. Helms moved to approve the request. Mr. Mountain seconded the motion and the motion carried.

Tri-County Villages-Andreyev Engineering, Inc.

Major Development

Preliminary and Engineering Review

Gary Pike, Farner Barley and Associates, Inc., was present and proposing to build a 6400 square foot office building with 28 parking spaces. The Committee discussed flood plains and legal descriptions.

Mr. Helms moved to approve the request, contingent upon receipt of three copies of revised plans showing the corrected legal description. Mrs. Keenum seconded the motion and the motion carried.

Lenard Powell, Inc.

Major Development

Preliminary Review

Mr. Helms moved to table this request to the August 12 meeting. Mrs. Howard seconded the motion and the motion carried.

Caruthers Mini-Warehouses Expansion

Major Development

Preliminary Review

Rodney Caruthers, property owner, and Robert Couch, EnviroTech, were present and proposing to add six additional storage buildings to an existing mini-warehouse storage facility. Attorney Neal wanted the Committee to be aware that she had past dealings with Mr. Caruthers, but not on this particular project. Mr. Caruthers was asked to sign the project application. Legal description revisions to be corrected on the engineering plan were discussed. A memo regarding fire protection needs was discussed, including Fire service and hydrant systems being required to meet Code. Mr. Carver agreed to work with the applicants and discuss the Fire Code requirements. Setbacks, sprinkler systems and retention ponds were discussed. The Engineer's comments were discussed regarding silt screens, existing overflow, SWFWMD modifications, drainage calculations/contours, well setbacks, adjacent structures, swales and location map scale.

Mr. Helms moved to approve the request, contingent upon the requested legal description corrections, proper fire protection needs and all engineer comments being addressed. Mr. Carver seconded the motion and the motion carried.

Wildwood Citgo Convenience Store

Medium Development

Conceptual Site Plan Review

Frank Carter, WFC Engineering, Inc., was present and proposing to rebuild an existing facility with a 3200 square foot building with 25 parking spaces and new gas pumps and canopy areas. There were several mistakes in the legal description that need to be addressed. The loading zone was discussed. The Committee discussed whether or not an engineering review would be required for this project. SWFWMD rules regarding this particular project were discussed. Mr. Carter gave an overview of the consistency of the existing business and stated the existing business will be demolished and rebuilt.

Stormwater facilities and retention ponds were discussed. It was determined a SWFWMD permit was not needed. Utilities are to be provided by the City of Wildwood. The required engineering reviews, if any, were discussed. Utility hook-ups and handicapped parking were discussed. The square footage of the existing building was discussed also. The Committee addressed parking issues and landscape buffers. The Committee discussed terminal islands, dumpsters, sidewalk codes, wheel stops and traffic issues. Mr. Carter was informed to submit for tank closure and installation with DEP and any approvals would be subject to permits. The Committee discussed asking Mr. Carter to submit a new site plan showing all requested changes. Green Book standards were discussed. The Committee discussed further whether or not the project required engineering review. It was decided the County would do an inspection on the project following the City of Wildwood's utility inspection. The Committee decided there would not be an engineering review.

Mr. Helms moved to approve the request, subject to the submittal of new plans reflecting all requested changes. Motion died for lack of second.

Mr. Mountain moved to approve the request, subject to the requested modifications made by the Engineer, DEP approvals and the understanding the City of Wildwood would be in charge of all utility inspections. Mr. Carver seconded the motion and the motion carried.

The Villages-Dairy Queen

Major Development

Preliminary and Engineering Site Plan Review

Troy Locklin, Farner Barley and Associates, Inc., was present and proposing to build a 3920 square foot building for a Dairy Queen with 69 parking spaces. This project is part of Spanish Plains. Drainage calculations were discussed. There were no other comments from the Committee.

Mr. Helms moved to approve the preliminary and engineering site plans. Mrs. Keenum seconded the motion and the motion carried.

Public Forum-

None

The next DRC meeting is scheduled for August 12, 2002.

Mr. Carver moved to adjourn. Mr. Helms seconded the motion and the motion carried.

Meeting adjourned at 3:23 PM.